

WARRANTY DEED

THIS INDENTURE, made and entered into this **31** day of **July, 2001**, by and between **Mary Patricia Boston**, party of the first part, and **Melissa Faye Tallman** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Olive Branch**, County of **DeSoto**, State of **MS**.

Parcel #: 1068-3402.0-00002.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered,

EXCEPT for subdivision restrictions, building lines and easements of record as shown in Plat Book **11**, Page **11 & 12**, in said Register's Office, and except for any **2001** City of **Olive Branch**, and **DeSoto** County taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mary P. Boston
Mary Patricia Boston

STATE MS. - DESOTO CO. *W*
FILED

AUG 20 2 09 PM '01

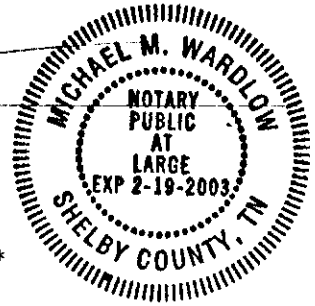
BK 398 PG 30
W.F. BAYLOR CLK.

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary Patricia Boston** to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **31** day of **July, 2001**.


Notary Public



My commission expires: _____

Property address: **9482 Pigeon Roost Rd.
Olive Branch, Mississippi 38654**

Grantor's Name: **Mary Patricia Boston**

Grantee's Name: **Melissa Faye Tallman**

and address: 997 New Lake Drive
Ashland, MS 38603

and address: **9482 Pigeon Roost Rd.
Olive Branch, Mississippi
38654**

Home Ph: None
Work Ph: 901-528-4318

Home Ph: 662-890-3793
Work Ph: 901-748-3200

Mail tax bills to, (Person or Agency responsible for payment of taxes)

**Melissa Faye Tallman
9482 Pigeon Roost Rd.
Olive Branch, Mississippi 38654**

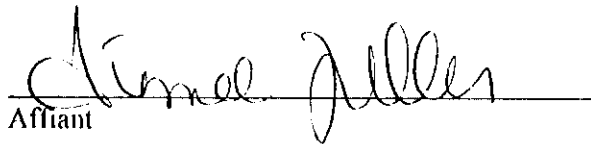
This instrument prepared by:

**Title Enterprises, LLC
882 Willow Tree Circle, Suite 102
Cordova, Tennessee 38018
(901) 751-7334**

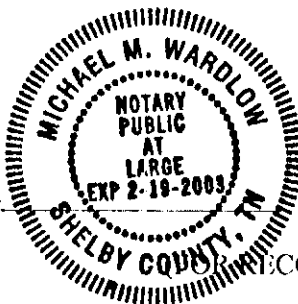
File No.: **5-010653**

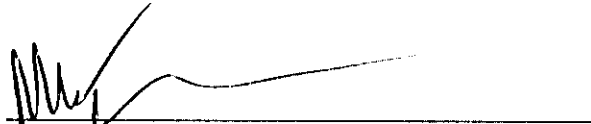
Return to: **Title Enterprises, LLC
882 Willow Tree Circle, Suite 102
Cordova, Tennessee 38018**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **\$ 99,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.


Affiant

Subscribed and sworn to before me this **31** day of **July, 2001**.




Notary Public

My Commission Expires _____

(RECORDING DATA ONLY)

Lot 2, Holiday Hills Subdivision, in Section 34, Township 1, Range 6 West, as shown on plat of record in Plat Book 11, Pages 11 & 12, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Patricia Boston from Kenneth W. Pryor by Warranty Deed dated 12/29/88 and recorded in Book 211, Page 17, in the Register's Office of DeSoto County, Mississippi.

This conveyance is subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 11, Pages 11 and 12 in the Register's Office of DeSoto County, Mississippi.